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Planning Commission Staff Report

TO: PLANNING COMMISSION 

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER 
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 4, 2018

SUBJECT:

- A. GP18-03, SWC GREENFIELD AND CHANDLER HEIGHTS:
REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO
CHANGE THE LAND USE CLASSIFICATION OF APPROX. 82
ACRES OF REAL PROPERTY GENERALLY LOCATED AT
THE SOUTHWEST CORNER OF GREENFIELD ROAD AND
CHANDLER HEIGHTS ROAD FROM RESIDENTIAL > 2-3.5
DU/ACRE LAND USE CLASSIFICATIONS TO RESIDENTIAL
> 3.5-5 DU/ACRE LAND USE CLASSIFICATION.**
- B. Z18-04, SWC GREENFIELD AND CHANDLER HEIGHTS:
REQUEST TO REZONE APPROX. 82 ACRES OF REAL
PROPERTY GENERALLY LOCATED AT SWC OF
GREENFIELD AND CHANDLER HEIGHTS ROADS FROM
SINGLE FAMILY RESIDENTIAL - 8 (SF-8) TO SINGLE
FAMILY RESIDENTIAL - 6 (SF - 6) ZONING DISTRICT WITH
A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STRATEGIC INITIATIVE: Community Livability

To allow additional new residential development.

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP18-03 SWC Greenfield and Chandler Heights, a Minor General Plan Amendment; and

- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-04 SWC Greenfield and Chandler Heights, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Town of Gilbert
Name: Amy Temes
Address: 90 E. Civic Center Drive
Gilbert, AZ 85296
Phone: 480-503-6750
Email: linda.edwards@gilbertaz.gov
amy.temes@gilbertaz.gov

BACKGROUND/DISCUSSION

The Town is requesting to amend the General Plan and zoning of a Town owned property located at the southwest corner of Greenfield Road and Chandler Heights Road. The intent is to increase the residential density and rezone with a Planned Area Development (PAD) overlay to specify a variety of lot sizes.

History

Date	Description
<i>April 25, 2006</i>	Town Council approved A05-28 (Ordinance No. 1734), annexing 825 acres including the subject site.
<i>June 20, 2006</i>	Town Council approved Z05-34 (Ordinance No. 1773), rezoning the 795 acre subject site from Maricopa County Single Family (R1-35) and Rural-43 to a combination of Town of Gilbert Single Family-43 (SF-43), Single Family-35 (SF-35) and Public Facility/ Institutional (PF/I) including the subject site.
<i>May 2011</i>	The Town of Gilbert voters approved the update of the General Plan that changed the Land Use Category of the subject site from Residential 2-3.5 DU/ Acre to Parks/ Retention (P/R) to accommodate a future park.
<i>February 2014</i>	The Town of Gilbert Parks and Recreation Master Plan was adopted.
<i>May 2015</i>	The Town of Gilbert Parks and Recreation Department completed a Sport Field Needs Assessment.
<i>March 2, 2016</i>	Planning Commission recommended approval to Town Council of GP15-14 and Z15-23.
<i>March 24, 2016</i>	Town Council approved GP15-14 in Resolution No. 3854 and Z15-23 in Ordinance No. 2574.
<i>February 7, 2018</i>	Planning Commission initiated an amendment to the Town of Gilbert Zoning Map and conducted a Citizen's Review for GP18-03 and Z18-04 SWC Greenfield and Germann.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/ Acre	Single Family Residential - 43 (SF-43) and Maricopa County - Rural 43	Existing large lot residential
South	Residential > 2-3.5 DU/ Acre	Single Family Residential - 43 (SF-43)	Undeveloped
East	Utility/ Transportation Corridor (U/TC) and Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	Undeveloped – Maricopa County Flood Control District
West	Residential > 2-3.5 DU/ Acre	Single Family Residential - 43 (SF-43)	Undeveloped
Site	Residential >2-3.5 Du/Acre	Single Family Residential - 8 (SF-8)	Undeveloped

GENERAL PLAN

The 82 acre subject site is located with the Santan Character Area on a significant yet undeveloped area within the Town of Gilbert and is a part of a larger 640 acre parcel that is classified as Residential > 2-3.5 DU/ Acre. The subject site is currently owned by the Town of Gilbert. Due to the proximity of the public facility, arterial streets and vacant surrounding land to the south and west, the Town proposes to amend the property to a more dense residential land use since it is well buffered from large lots by a major arterial and a major flood control facility.

Staff notes that with a proposed residential density of Residential > 3.5-5 DU/Acre, the density could range between 287-410 lots on the subject site, an increase of 123-180 lots from the previously approved Residential > 2-3.5 DU/ Acre classification (164-287 lots).

ZONING

Staff notes that the current zoning of the 82 acres subject site is Single Family Residential – 8 (SF-8). The previous land auction was unsuccessful and the Town has re-evaluated the site's potential. Therefore, the Town is requesting a rezoning from Single Family Residential – 8 (SF-8) to Single Family Residential – 6 (SF-6) zoning with a PAD overlay. The intent of the PAD overlay district is to set minimum lot sizes and distribute lot sizes by percentage to create a more diverse residential environment.

Lots	Total Lot Count
6,000 SF or greater	30%-40%
7,000 SF or greater	30%-40%
8,000 SF or greater	30%-40%

Project Data Table

Site Development Regulations	Existing – SC	Existing SF-8	Proposed – SF-6
Maximum Lot Area	75,000 sq. ft. (Use or User)	N/A	N/A

Minimum Lot Area	N/A	8,000 sf	6,000 sf
Lot Mix Percentage	N/A	100% 8,000 sf or greater	30-40% 6,000 sf or greater 30-40% 7,000 sf or greater 30-40% 8,000 sf or greater
Lot Width	N/A	75'	55'
Lot Depth	N/A	100'	100'
Maximum Lot Coverage (%)	N/A	45% - 1-story 40% - 2-story	45% - 1-story 40% - 2-story
Maximum Building Height	35'/ 2-stories	30'/ 2-stories	30'/ 2-stories
Minimum Setback	Bldg./ LS		
Front to ROW	25'/ 25'	20'	20'
Side to ROW	20'/ 20'	N/A	N/A
Side to residential	75'/ 30'	10'	5'/10'
Side to non-residential	15'/ 15'	N/A	N/A
Rear to residential	75'/ 35'	25'	20'
Rear to non-residential	15'/ 15'	N/A	N/A
Landscaping (% of net lot area)	15%	N/A	N/A
Separation between Buildings (ft.)	15' – 1-story 20' – 2-story	N/A	N/A

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on February 28, 2018 at the South Area Service Center. Approximately 3 residents attended the meeting. The residents asked questions regarding:

- Traffic on Chandler Heights was mentioned in regard to access to large lot homes on the north and how new entrances on the south would inhibit turning into driveways.
- If there would be signalized access to the south at Greenfield and Chandler Heights.
- Typical Lot Sizes
- Density ranges
- Product Type and Pricing
- The Regional Park timeline

Staff has received 1 email comment from the public. The gentleman stated that the Town should represent what the voters wanted and protect what little is left of lower density zoning in the Santan Character Area. There is no need to change land classification of that parcel to R >3.5 - 5 and SF-6 in the heart of the Santan Character Area especially when it's adjacent to established Residential >0-1 parcels to the east and north.

SCHOOL DISTRICT

No comments have been received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP18-03, to change the land use classification of approximately 82 acres of real property, generally located at the southwest corner of Greenfield and Chandler Heights Roads from Residential >2-3.5 DU/Acre land use classification to Residential >3.5-5 DU/Acre land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-04 rezoning approximately 82 acres of real property generally located at the southwest corner of Greenfield and Chandler Heights Roads from Single Family Residential - 8 (SF-8) to Single Family Residential - 6 (SF-6) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:
 1. Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements for the half street improvements of Chandler Heights Road adjacent to the Property. Failure by Developer to execute a Development Reimbursement and Lien Agreement at the time required by the Town Engineer may result in reversion of the zoning to the prior zoning classification.
 2. Dedication to Gilbert for the Cloud Road alignment adjacent to the southern edge of the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of the Cloud Road alignment shall extend 40 feet from the monument line.
 3. Construction of off-site improvements to the Cloud Road alignment adjacent to the southern edge of the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on

the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this Ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its actual costs of design and construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.

4. At the written request of Gilbert, Developer shall dedicate by deed all easements necessary for the roadway improvements to Gilbert, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
5. Should any landscaping, open space, private street, utility, facility, or other facility or area on Property be held in common ownership ("Common Area"), Developer shall create a Homeowner's Association (HOA) or Property Owners' Association (POA) for maintenance and operation of said Common Area.
6. At the time of final plat recordation or earlier if required by the Town Engineer, Developer shall record easements to be owned by the HOA or POA for pedestrian, bicycle, multi-use or trail system purposes if required by the final plat. In recognition of the modifications to the underlying zoning regulations set forth herein, said easements shall be open to public access and use.
7. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Minimum Lot Size	Percentage
6,000 SQ FT or greater	30%-40% of total lot count
7,000 SQ FT or greater	30%-40% of total lot count
8,000 SQ FT or greater	30%-40% of total lot count

- i. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.

Respectfully submitted,
 Amy Temes
 Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Development Plan
- 6) Minutes from the Planning Commission Study Session of 2/7/2018

Notice of

GP18-03 / Z18-04 SWC Greenfield and Chandler Heights

Attachment 1: NOPH

April 4, 2018

PLANNING COMMISSION DATE:

TOWN COUNCIL DATE:

Wednesday, April 4, 2018* TIME: 6:00 p.m.

Thursday, May 3, 2018* TIME: 6:30 p.m.

***Call Planning Department to verify date and time: (480) 503-6729**

LOCATION: Gilbert Municipal Center

Council Chambers

50 E. Civic Center Dr.

Gilbert, AZ 85296

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP18-03 SWC Greenfield and Chandler Heights: Request for Minor General Plan Amendment to amend the land use classification of approximately 82 acres of real property generally located at the southwest corner of Greenfield and Chandler Heights Roads from approximately 82 acres of Residential >2-3.5 DU/Acre land use classification to approximately 82 acres of Residential >3.5-5 DU/Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow for increased residential density.

Z18-04 SWC Greenfield and Chandler Heights: Request to rezone approximately 82 acres of real property generally located at the southwest corner of Greenfield and Chandler Heights Roads from Single Family Residential-8 (SF-8) zoning district to Single Family Residential-6 (SF-6) zoning district with a Planned Area Development overlay district, as shown on the map that is available for viewing in the Planning and Development Services Office. The effect of the rezoning will be to approve a plan for development to increase residential density, set minimum lot sizes, distribute lot sizes by percentages, and may increase lot coverages.

SITE LOCATION:



APPLICANT: Town of Gilbert
CONTACT: Amy Temes
ADDRESS: 90 E. Civic Center Dr.
Gilbert, AZ 85296

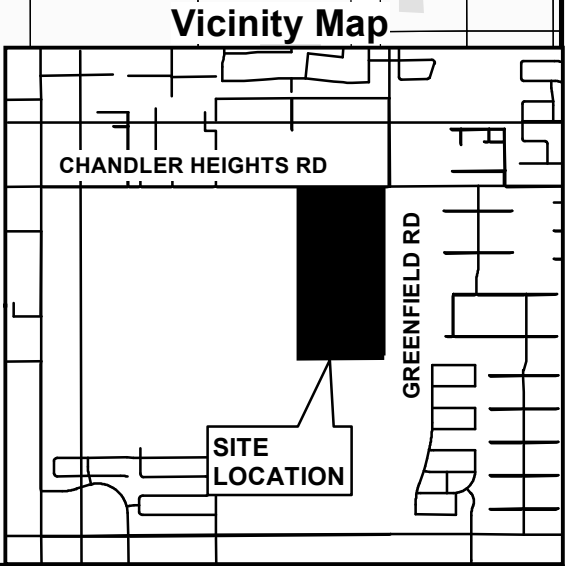
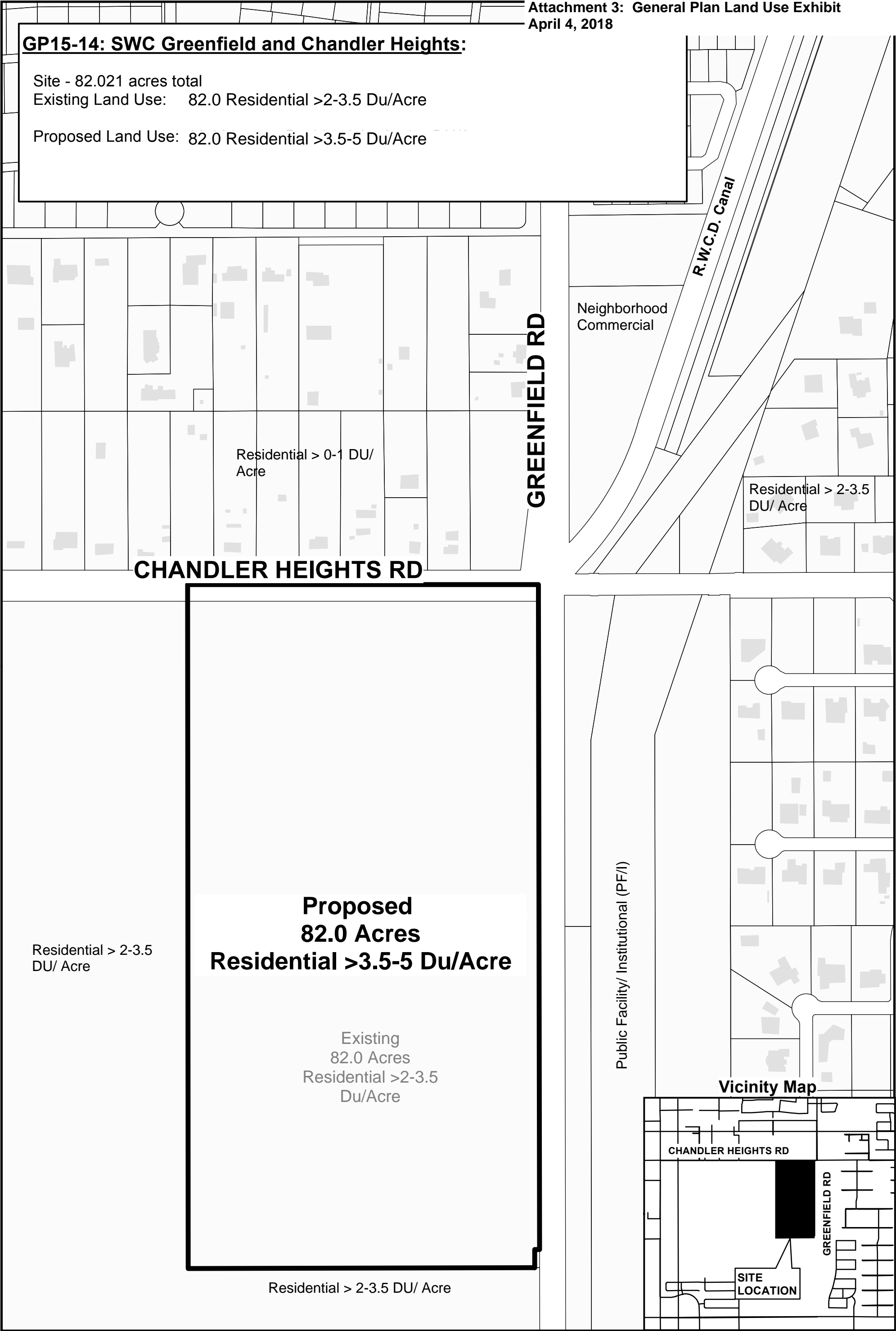
TELEPHONE: (480) 503-6729
E-MAIL: amy.temes@gilbertaz.gov



GP15-14: SWC Greenfield and Chandler Heights:

Site - 82.021 acres total
Existing Land Use: 82.0 Residential >2-3.5 Du/Acre

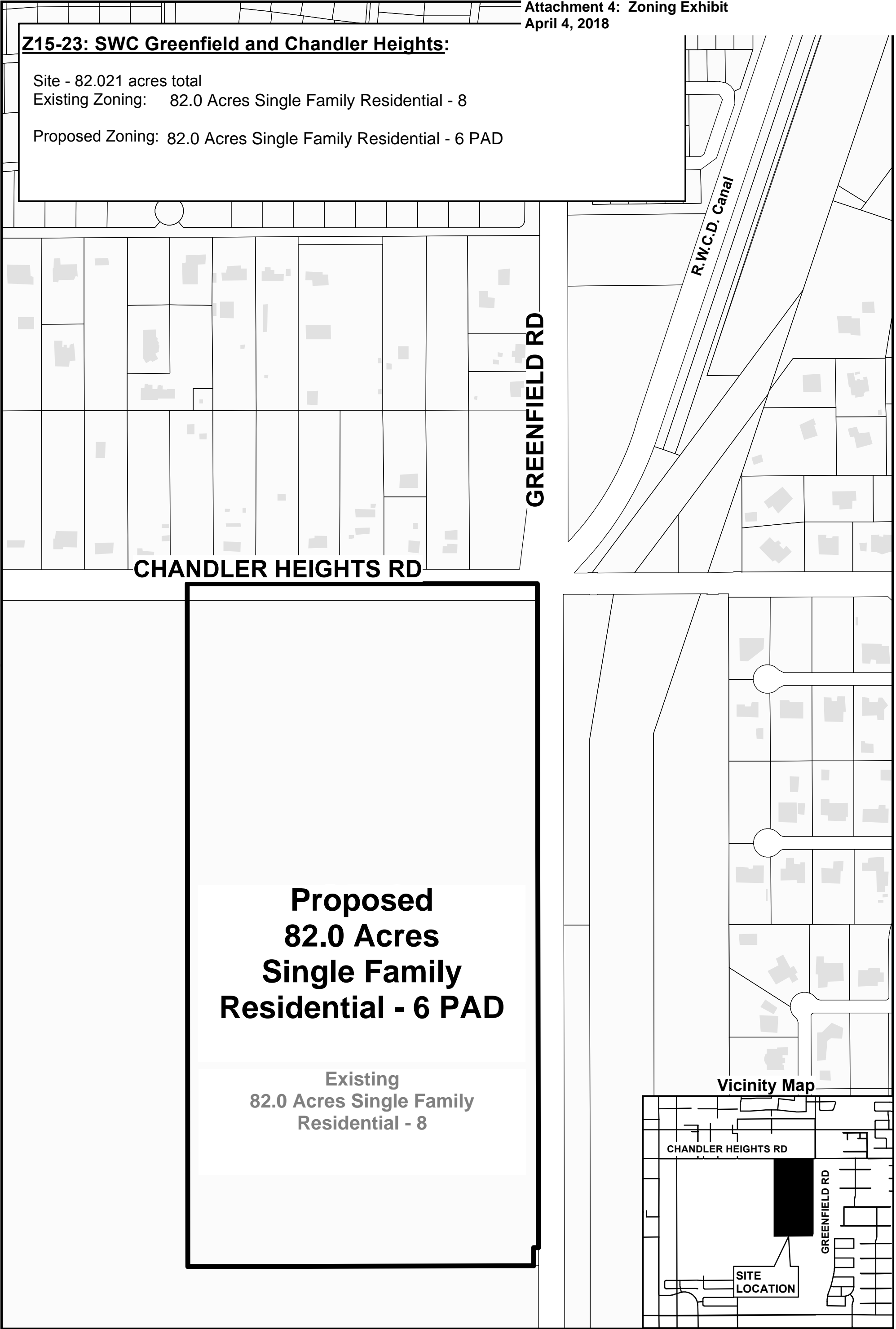
Proposed Land Use: 82.0 Residential >3.5-5 Du/Acre



Z15-23: SWC Greenfield and Chandler Heights:

Site - 82.021 acres total
Existing Zoning: 82.0 Acres Single Family Residential - 8

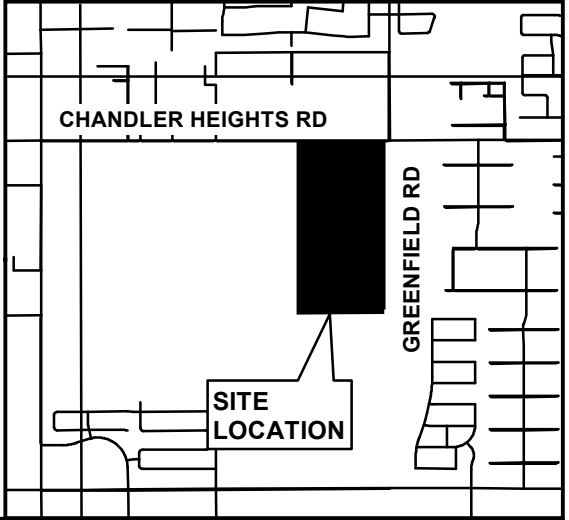
Proposed Zoning: 82.0 Acres Single Family Residential - 6 PAD



**Proposed
82.0 Acres
Single Family
Residential - 6 PAD**

**Existing
82.0 Acres Single Family
Residential - 8**

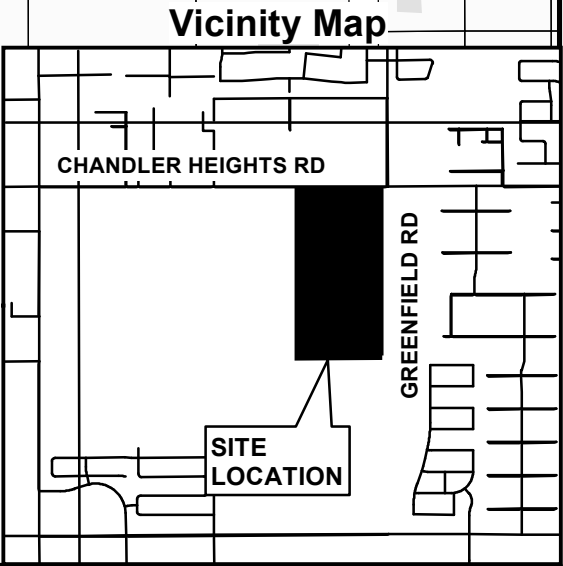
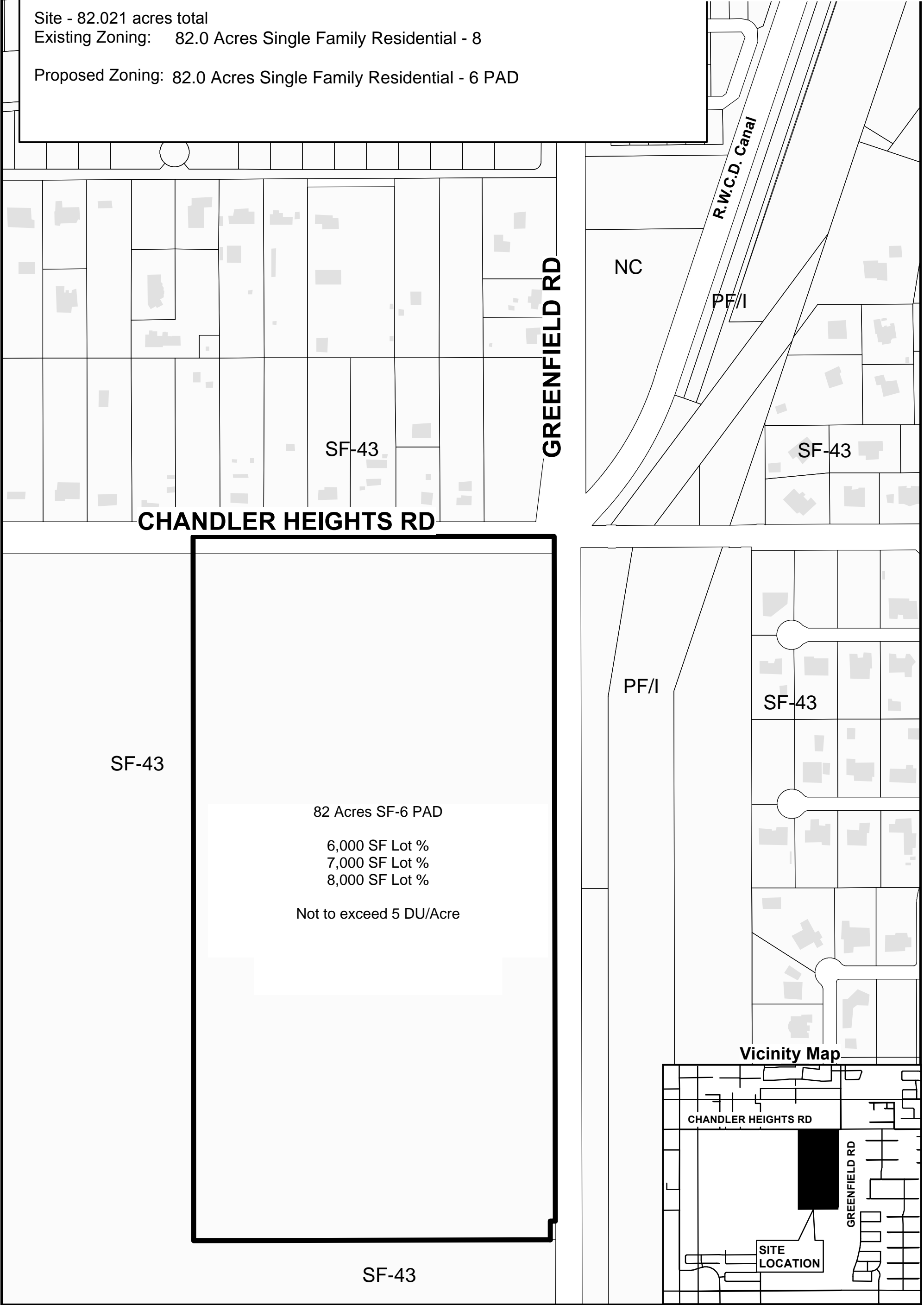
Vicinity Map



Z15-23: SWC Greenfield and Chandler Heights:

Site - 82.021 acres total
Existing Zoning: 82.0 Acres Single Family Residential - 8

Proposed Zoning: 82.0 Acres Single Family Residential - 6 PAD



Z18-04 Zoning Exhibit

SWC GREENFIELD AND CHANDLER HEIGHTS



0 250 500 1,000 Feet



**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
FEBRUARY 7, 2018**

COMMISSION PRESENT: Vice Chairman Brian Andersen
Commissioner Carl Bloomfield
Commissioner David Cavenue
Commissioner Greg Froehlich
Commissioner Brian Johns
Commissioner Joshua Oehler
Alternate Commissioner Seth Banda
Alternate Commissioner Daniel Cifuentes

COMMISSION ABSENT: Chairman Kristofer Sippel

STAFF PRESENT: Gilbert Olgin, Planner II
Keith Newman, Planner II
Ashlee MacDonald, Senior Planner
Amy Temes, Senior Planner
Nathan Williams, Senior Planner
Principal Planner Catherine Lorbeer

ALSO PRESENT: Council Liaison Brigitte Peterson
Attorney Nancy Davidson
Recorder Debbie Frazey

CALL TO ORDER

Vice Chair Brian Andersen called the February 7 Study Session of the Planning Commission to order at 5:05 p.m. Vice Chair Andersen said that Agenda Items 1 and 2 had not been properly noticed, so they would be moving those items to a future agenda. Vice Chair Andersen then called the first case.

3. **GP17-1017, WILLIAMS FIELD LUXURY SENIOR LIVING: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 5.21 ACRES OF REAL PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF THE SOUTHWEST CORNER OF HILGEY AND WILLIAMS FIELD ROADS FROM COMMUNITY COMMERCIAL TO RESIDENTIAL >25-50 DU/AC LAND USE CLASSIFICATION.**

transition to the south and now they are saying that SF-6 is a good transition. He thinks they will get pushback, but he understands what Staff is trying to do, and he is willing to support it at this point.

Response: Catherine Lorbeer pointed out that the rezoning would be SF-6 with a PAD, where they would actually state the limitation of a certain range of homes within the 6,000 square foot lots and a certain range within the 7,000 square foot lots.

Comment: David Cavenee said he didn't know if you would want to hamstring the property with that requirement if it was being put up for auction. He said he thinks the best thing is to deal with it when it comes before the Commission. He said if that is the case, he would encourage the 7,000 square foot lots be further to the north, to try and assuage the neighbors to the north that they would be getting a transition area.

Vice Chair Andersen asked for help in initiating the amendment. Catherine Lorbeer informed Vice Chair Andersen that he needed to make a motion to initiate the amendment and then he would need to open a Public Hearing to conduct a Citizen Review and see if any citizens were present that would like to comment.

David Cavenee made a **MOTION** to initiate an amendment to the Town of Gilbert General Plan and Zoning map for this property; seconded by Joshua Oehler; motion passed unanimously.

Motion passed 7-0

Vice Chair Andersen then opened the Public Hearing to conduct a Citizen Review. He asked if any citizen was present who wished to speak on this issue. Seeing none, he closed the Citizen Review.

12. GP18-03, SWC GREENFIELD AND CHANDLER HEIGHTS: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT GENERAL PLAN MAP FOR THE SOUTHWEST CORNER (SWC) GREENFIELD AND CHANDLER HEIGHTS REGARDING A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 82.00 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD ROAD AND CHANDLER HEIGHTS ROAD FROM 82.00 ACRES OF RESIDENTIAL > 2-3.5 DU/ACRE TO RESIDENTIAL > 3.5-5 DU/ACRE LAND USE CLASSIFICATION.

Z18-04, SWC GREENFIELD AND CHANDLER HEIGHTS: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT ZONING MAP FOR THE SWC OF GREENFIELD AND CHANDLER HEIGHTS REGARDING A REQUEST TO REZONE APPROXIMATELY 82.00ACRES OF REAL PROPERTY GENERALLY

LOCATED AT SWC OF GREENFIELD AND GERMANN ROADS FROM APPROXIMATELY 82.00 ACRES OF SINGLE FAMILY RESIDENTIAL - 8 (SF-8) TO SINGLE FAMILY RESIDENTIAL - 6 (SF - 6) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Planner Amy Temes began her presentation on GP18-03 and Z18-04, SWC Greenfield and Chandler Heights. She shared the location of the property, noting that it was rezoned and General Plan amended back in 2016 to SF-8. She said it did not have a PAD. She said this property had been auctioned and was not purchased, resulting in the Town reassessing the property and Staff is proposing changing the General Plan category from Residential > 2-3.5 DU/Acre to Residential > 3.5-5 DU/Acre. She said there is no reservoir site on this property so it is 82 gross acres. She said the requested zoning change is to go from Single Family Residential – 8 (SF-8) to Single Family Residential – 6 (SF-6) with a PAD. She said that the intent of the PAD is to approve a Development Plan that will increase the residential density, set minimum lot sizes, and distribute lot sizes by percentage. This time they would be looking at lot sizes in a variety of categories including 6,000 square feet, 7,000 square feet and 8,000 square feet. She said they are looking at a range of 30-40% for each of the categories. She said they are not looking to lock it down to an absolute number because they don't know what products may or may not come in. She said this parcel also has large lots to the north. She said the site is surrounded by SF-43. Planner Temes finished her presentation and asked the Commission to initiate the text amendment and conduct the Citizen Review.

Vice Chair Andersen thanked Planner Temes for her presentation and called for questions or comments.

Comment: David Cavenee said this case has slightly different conditions, but is mostly the same case. He said he thought the Town was doing the right thing.

David Cavenee made a **MOTION** to initiate an amendment to the Town of Gilbert General Plan and Zoning Map for this property; seconded by Joshua Oehler; motion passed unanimously.

Motion passed 7-0

At this time, Vice Chair Andersen opened up the Public Hearing to conduct a Citizen's Review. He asked if any member of the public would like to speak on this item. Seeing none, he closed the Public Hearing and Citizen's Review.

13. Z18-01 LDC TEXT AMENDMENT BATCH H: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 1 ZONING REGULATIONS, DIVISION 2: LAND USE DESIGNATIONS, ARTICLE 2.1 SINGLE FAMILY RESIDENTIAL DISTRICTS, SECTION 2.106 ADDITIONAL

Town of Gilbert Planning Commission
Study Session February 7, 2017